

WARRANTY DEED
Joint Tenancy

13-200
NO TRANSFER
TAX PAID

Know all Persons by these Presents,
033590

That I, THOMAS M. GRANT, in consideration of One Dollar and other valuable consideration, paid by THOMAS M. GRANT and YVONNE C. GRANT, whose mailing address is 1 Thomas Drive, Waterville, Maine 04901, the receipt I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said THOMAS M. GRANT and YVONNE C. GRANT as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:-

Beginning at the northwest corner of the land of G. Anthony Jones at an iron pin set in the ground; thence northeasterly along the right of way of the Maine State Highway Commission a distance of two hundred fourteen and three tenths (214.3'±) feet, more or less, to an iron pin set in the ground; thence in a generally easterly direction along the southerly side of said Thomas Drive a distance of two hundred eight and eighty-four hundredths (208.84'±) feet, more or less, to an iron pin set in the ground; thence in a southwesterly direction a distance of two hundred sixty-two and seven tenths (262.7'±) feet, more or less, to an iron pin set in the ground, being so the northeasterly corner of said Jones; thence in a generally westerly direction a distance of two hundred (200'±) feet, more or less, to the point of beginning.

Being the same premises conveyed to Thomas M. Grant and Freda G. Grant by deed of John L. Thomas, Jr. dated November 15, 1972 and recorded in the Kennebec County Registry of Deeds in Book 1602, Page 408. A revised deed August 27, 1973, from said John L. Thomas, Jr. to Thomas M. Grant and Freda G. Grant was recorded June 14, 1979 in said Registry of Deeds, Book 2214, Page 229. Freda G. Grant conveyed her interest in said premises to Thomas M. Grant by deed dated March 3, 1975, and recorded in said Registry, Book 1797, Page 242.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Thomas M. Grant and Yvonne C. Grant as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do **covenant** with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will **warrant and defend** the same to

the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof. I, the said Thomas M. Grant, have hereunto set my hand and seal this 23rd day of the month of December, A.D. 1996.

Signed, Sealed and Delivered
in presence of

Mary S. Mathieu

Thomas M. Grant

Thomas M. Grant

State of Maine, County of Kennebec ss. December 23, 1996.

Then personally appeared the above named Thomas M. Grant and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Mary S. Mathieu

Mary S. Mathieu, Notary Public
My commission expires: 1/18/00



RECEIVED KENNEBEC SS.

96 DEC 27 AM 9:00

WESLEY THOMAS GRANT
REGISTER OF DEEDS